

169.0

0009

0003.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,121,000 / 1,121,000

APPRAISED:

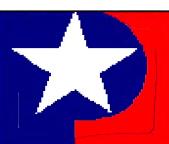
1,121,000 / 1,121,000

USE VALUE:

1,121,000 / 1,121,000

ASSESSED:

1,121,000 / 1,121,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BRUMMER GORDAN & TANA	
Owner 2:	
Owner 3:	

Street 1: 44 DOW AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: SOMIA LLC -	
Owner 2: -	
Street 1: 4 LILLIAN LANE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .215 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 2376 Square Feet, with 1 Unit, 2 Bath, 2/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9359		Sq. Ft.	Site		0	70.	0.75	7									490,542						490,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9359.000	630,500		490,500	1,121,000		112283
							GIS Ref
							GIS Ref
							Insp Date
							07/31/18

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USE VALUE:

1,121,000 / 1,121,000

ASSESSED:

1,121,000 / 1,121,000

Entered Lot Size	07/31/18
Total Land:	
Land Unit Type:	

!13099!

PRINT Date Time

12/30/21 16:09:38

LAST REV Date Time

09/09/20 09:17:13

apro ASR Map

Fact Dist

Reval Dist

Year

LandReason

BldReason

CivilDistrict

Ratio

PREVIOUS ASSESSMENT								Parcel ID	169.0-0009-0003.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	630,500	0	9,359.	490,500	1,121,000		Year end	12/23/2021
2021	101	FV	609,500	0	9,359.	490,500	1,100,000		Year End Roll	12/10/2020
2020	101	FV	233,900	0	9,359.	490,500	724,400	724,400	Year End Roll	12/18/2019
2019	101	FV	193,300	0	9,359.	490,500	683,800	683,800	Year End Roll	1/3/2019
2018	101	FV	192,500	0	9,359.	413,500	606,000	606,000	Year End Roll	12/20/2017
2017	101	FV	192,500	0	9,359.	378,400	570,900	570,900	Year End Roll	1/3/2017
2016	101	FV	192,500	0	9,359.	322,400	514,900	514,900	Year End	1/4/2016
2015	101	FV	180,600	0	9,359.	280,300	460,900	460,900	Year End Roll	12/11/2014

SALES INFORMATION											TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
SOMIA LLC,	1555-99		2/25/2020			1,185,000	No	No									
STRASSBERG DANI	1542-9	1	3/22/2019	Estate/Div		675,000	No	No									Ruth R Strassberg dod 9/8/1988
	711-137		1/1/1901	Family													

BUILDING PERMITS											ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
5/6/2019	615	Addition	174,000	O					6/25/2020	Permit Visit	DGM	D Mann				
3/27/2019	413	Foundati	15,000	C					4/17/2020	SQ Mailed	MM	Mary M				
									7/31/2018	MEAS&NOTICE	CC	Chris C				
									10/14/2008	Meas/Inspect	189	PATRIOT				
									12/15/1999	Measured	243	PATRIOT				
									1/1/1982		GP					

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good	A Bath:	Rating:	OF=BMT SINK.										
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:											
			%	1/2 Bath:	Rating:	A HBth:	Rating:											
				OthrFix:	Rating:													
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1												
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Color: GRAY				Fpl: 1	Rating: Average	Other												
View / Desir:				WSFlue:	Rating:	Upper												
GENERAL INFORMATION				CONDO INFORMATION				Lvl 2										
Grade: B+ - Good (+)								Lvl 1										
Year Blt: 1959	Eff Yr Blt:								Lower									
Alt LUC:	Alt %:																	
Jurisdct: G21	Fact: .																	
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wal 2 - Plaster				Functional:	%	Interior:	1	7	4									
Sec Int Wall:				Economic:	%	Additions:												
Partition: T - Typical				Special:	%	Kitchen:												
Prim Floors: 3 - Hardwood				Override:	%	Baths:												
Sec Floors:				Total:	4.6 %	Plumbing:												
Bsmnt Flr: 12 - Concrete						Electric:												
Subfloor:						Heating:												
Bsmnt Gar: 1						General:	1	7	4									
Electric: 3 - Typical																		
Insulation: 3 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 169.0-0009-0003.A										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:																	
	Total Special Features:																	
	Total:																	